



**Kingsley Road, Hounslow, TW3 4AD**  
**Guide Price £535,000**

**DBK**  
ESTATE AGENTS



Offered with No Onward Chain, this beautifully modernised end-of-terrace home blends stylish interiors with a prime location, just a short walk from Hounslow East Station.

The property features three well-proportioned bedrooms, two inviting reception rooms, a sleek and well-appointed kitchen, and a chic family bathroom.

The rear garden provides a private outdoor sanctuary with the benefit of side access, while the front garden offers off-street parking for added convenience.

There is also scope for further development, subject to planning permission.

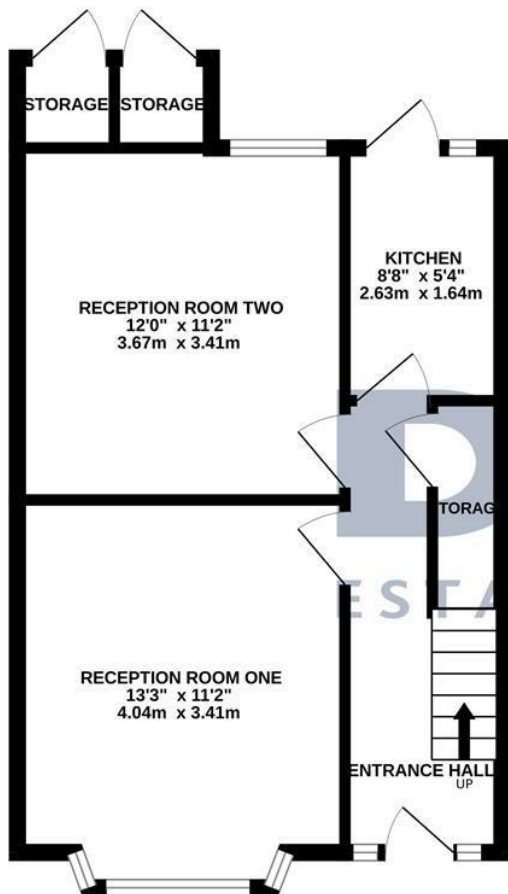
Undoubtedly located in a prime location of Hounslow with just seconds of a walk to Hounslow East Station (Piccadilly line) and the 24 Hour Asda Superstore. Also situated a stones throw away are a magnitude of amenities including the Treaty shopping centre, restaurants and bars places on Hounslow High Street. Reputable schools such as Alexandra Primary School and Lampton Academy scoring OUTSTANDING by OFSTED.

## Key Features

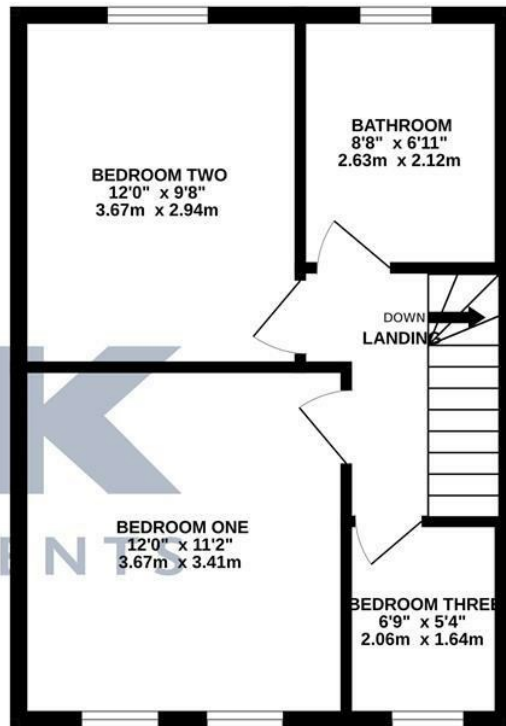
- No Onward Chain
- Modernised End of Terrace Property
- Walking Distance to Hounslow East Station
  - Three Bedrooms
  - Two Reception Rooms
  - Stylish Kitchen
  - Chic Family Bathroom
- Rear Garden with Side Access
- Front Garden with Off Street Parking
  - Scope for Development (stpp)



GROUND FLOOR  
427 sq.ft. (39.7 sq.m.) approx.

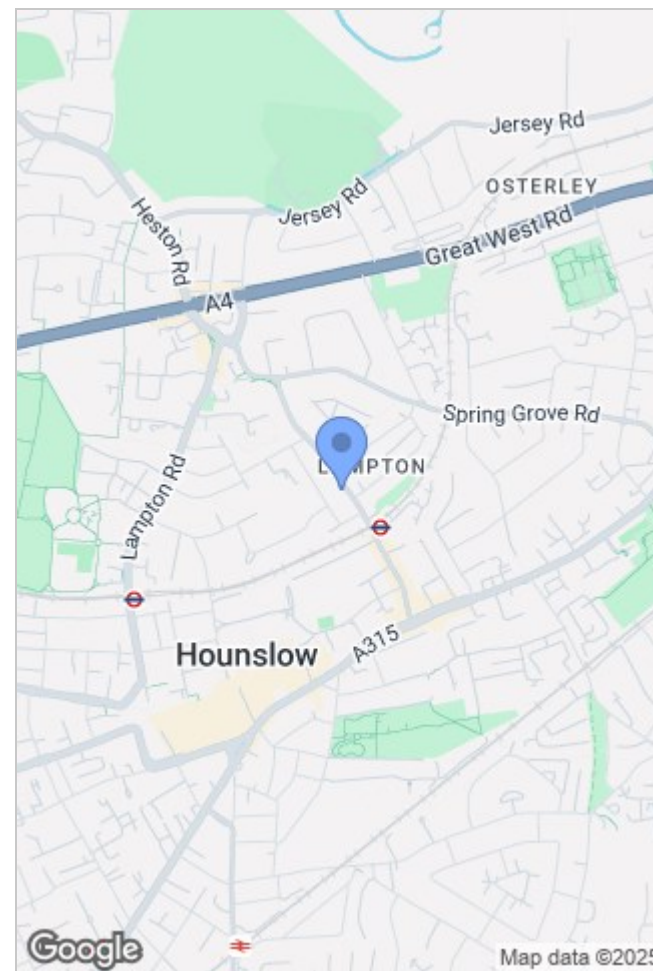


1ST FLOOR  
399 sq.ft. (37.1 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         |           |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                         |           |
|-----------------------------------------------------------------|-------------------------|-----------|
|                                                                 | Current                 | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |                         |           |
| (92 plus) A                                                     |                         |           |
| (81-91) B                                                       |                         |           |
| (69-80) C                                                       |                         |           |
| (55-68) D                                                       |                         |           |
| (39-54) E                                                       |                         |           |
| (21-38) F                                                       |                         |           |
| (1-20) G                                                        |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| England & Wales                                                 | EU Directive 2002/91/EC |           |